

ESTEBAN ORTIZ

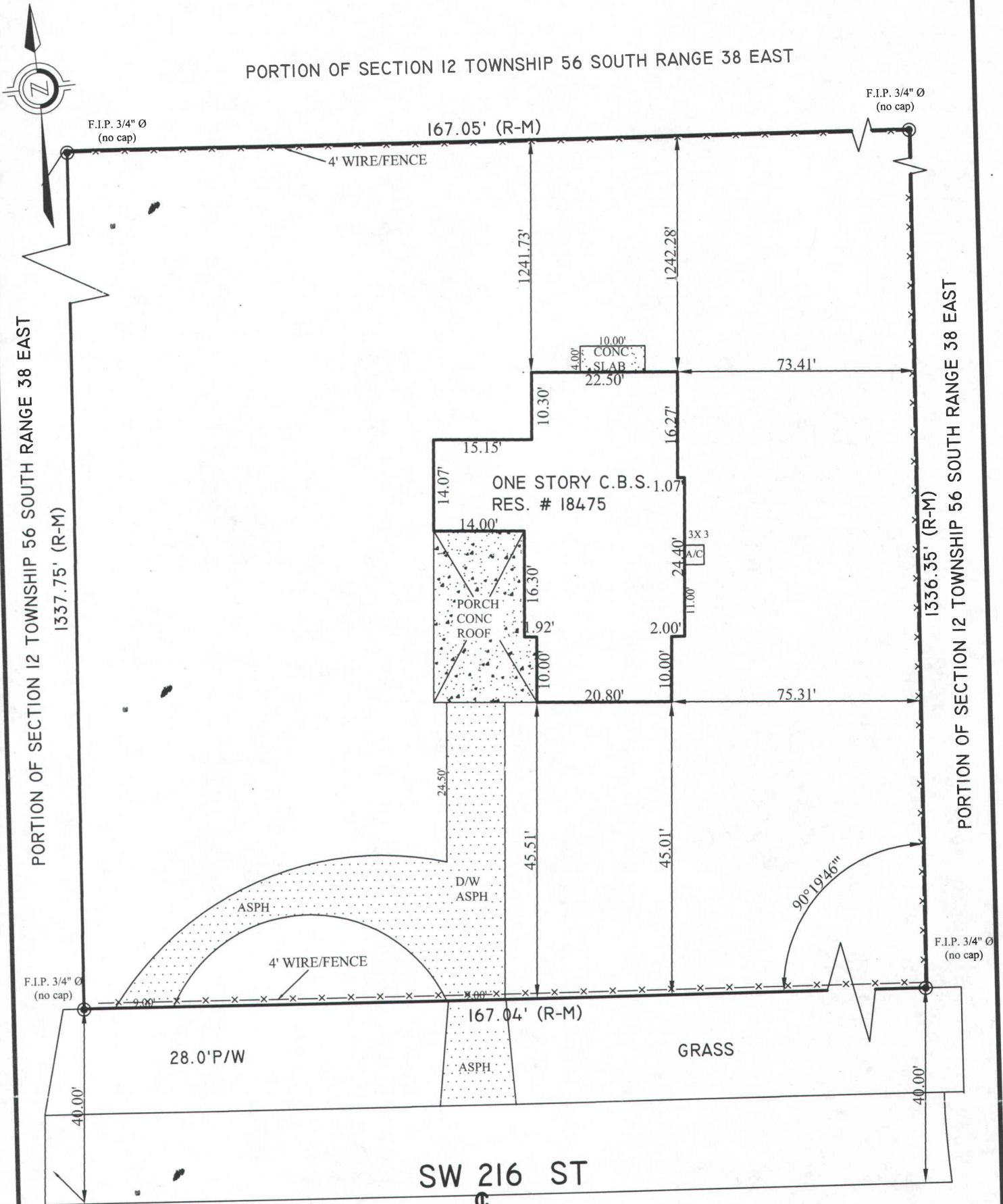
PROFESSIONAL LAND SURVEYORS AND MAPPER
2426 SW 138 AVE
MIAMI, FL. 33175-3032
PHONE: (305) 554-9192 FAX: (305) 554-4485

PAGE 2 OF 2
NOT VALID WITHOUT PAGE 1 OF 2
JOB No. 01-5907

SCALE: 1" = 20'

SKETCH SURVEY

PORTION OF SECTION 12 TOWNSHIP 56 SOUTH RANGE 38 EAST



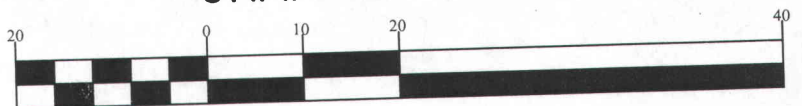
SW 216 ST

RECEIVED
207-162
JUL 13 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY W

GRAPHIC SCALE



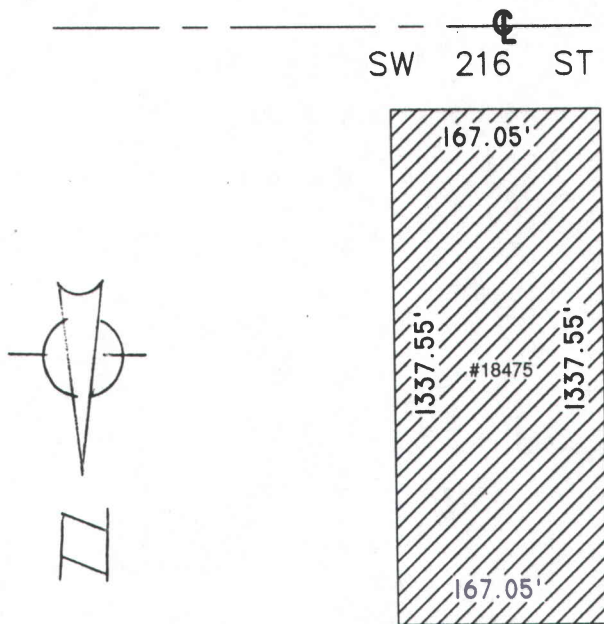
(IN FEET)

1 Inch = 20 ft

LOCATION SKETCH

PAGE 1 OF 2
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SCALE: NTS



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207-162
JUL 13 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

JOB No. 01-5907

PROPERTY ADDRESS 18475 SW 216 STREET, HOMESTEAD, FL...

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

E1/2 OF W1/2 OF E1/2 OF SW1/2, SECTION 12, TOWNSHIP 56 SOUTH
RANGE 38 EAST, IN THE COUNTRY OF DADE, STATES OF FLORIDA, TOGETHER
WITH ALL IMPROVEMENTS HERCON.

LEGEND AND ABBREVIATIONS

ELEV	= ELEVATION	S.I.R.	= SET IRON ROD	P.I.	= POINT OF INTERSECTION	Δ	= CENTRAL ANGLE
DRWY.	= DRIVEWAY	P.O.C.	= POINT OF COMMON-CEMENT	P.R.C.	= POINT OF REVERSE CURVE	--//--	= WOOD FENCE (8' HIGH)
U.P.	= UTILITY POLE	F.N.	= FOUND NAIL	P.C.	= POINT OF CURVATURE	-X-	= CHAIN LINK FENCE (4' HIGH)
B.O.B.	= BASIS OF BEARINGS	P.T.	= POINT OF TANGENCY	F.N.D.	= FOUND NAIL/DISK	 	= C.B.S. WALL
A/C	= AIR CONDITIONING PAD	E.N.C.	= ENCROACHMENT	P.C.C.	= POINT OF COMPOUND CURVE	B/C	= BLOCK CORNER
A	= ARC DISTANCE	F.H.	= FIRE HYDRANT	M/L	= MONUMENT LINE	R	= RADIUS
BLDG.	= BUILDING	F.I.P.	= FOUND IRON PIPE	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	RAD.	= RADIAL
C.B.	= CATCH BASIN	F.R.R.	= FOUND REBAR	O.E.	= OVERHEAD ELECTRIC LINE	RES.	= RESIDENCE
C.B.S.	= CONCRETE BLOCK STRUCTURE	I.F.E.	= LOWEST FLOOR ELEVATION	P.B.	= PLAT BOOK	R/W	= RIGHT OF WAY
CH.	= CHORD DISTANCE	L.P.	= LIGHT POLE	P.C.P.	= PERMANENT CONTROL POINT	SEC.	= SECTION
CL	= CLEAR	(M)	= MEASURED	P.G.	= PAGE	S.I.P.	= SET IRON PIPE
C/L	= CENTER LINE	(R)	= RECORD	P.O.B.	= POINT OF BEGINNING	STY	= STORY
CONC.	= CONCRETE	(R & M)	= RECORD & MEASURED	P/L	= PROPERTY LINE	SWK	= SIDEWALK
				N.T.S.	= NOT TO SCALE	UE.	= UTILITY EASEMENT

ELEVATION INFORMATION

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY DATED OR
REVISED ON 07/17/95 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE X

BASE FLOOD ELEVATION N/A COMMUNITY 120635 PANEL NUMBER 0365 SUFFIX J

ELEVATIONS (WHEN SHOWN) REFER TO N.G.V.D., 1929 DATUM,

COUNTY BENCHMARK USED _____ ELEVATIONS _____ FEET B.M. LOCATOR _____

THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFIED TO:

MAURO VARERA
MARIO VELEZ, P.A.
ATTORNEY'S TITLE INSURANCE, FUND
INDYMAC BANK, F.S.B.
ITS SUCCESSORS AND/OR ASSIGNS.

FIELD WORK
DATE: 03/17/07

REVISIONS
DATE: _____

THIS CERTIFIES THAT THIS SURVEY OF THE PROPERTY
DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION
AND THAT THE SAME MEETS THE MINIMUM TECHNICAL
STANDARDS SET FORTH BY THE FLORIDA BOARD OF
SURVEYORS AND MAPPERS IN CHAPTER 61G17-8, FLORIDA
ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027,
FLORIDA STATUTES.

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED
INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS,
LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS
PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.
UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO
LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF
ANY NATURE. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN,
ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. THE CLOSURE IN THE BOUNDARY SURVEY IS
ABOVE 1:10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN FOR CONSTRUCTION PURPOSES.
FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.
FENCE OWNERSHIP NOT DETERMINED
LOWEST FLOOR ELEVATION REPRESENT FINISHED FLOOR ELEVATION AT THE FRONT DOOR UNLESS
OTHERWISE NOTED.

ESTEBAN ORTIZ

PROFESSIONAL SURVEYOR AND MAPPER NO. 5927
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISE SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER